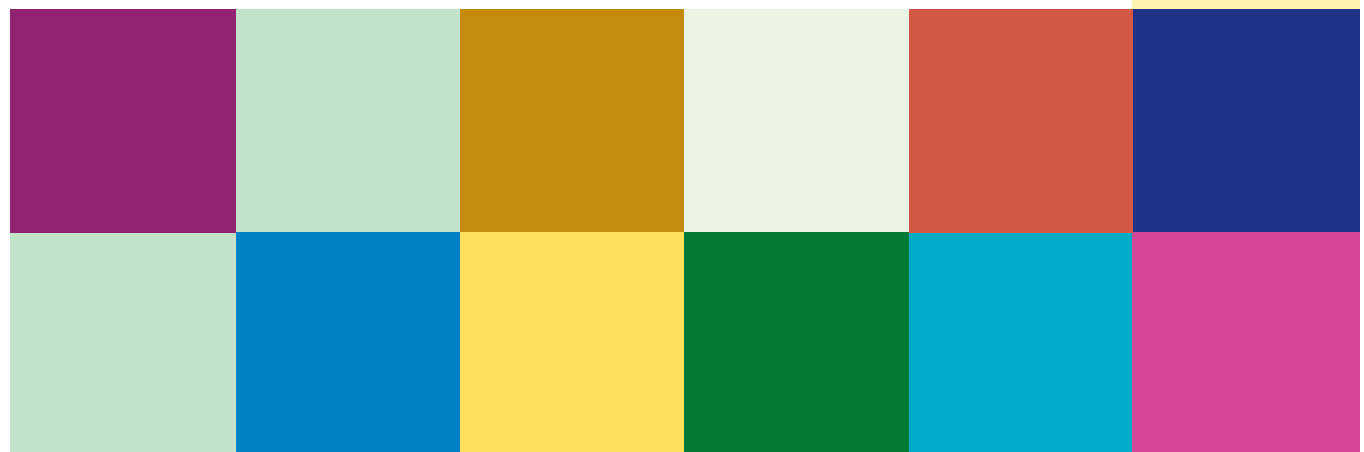


HEALTHY DEVELOPMENT ASSESSMENT FOR
12101 CREDITVIEW ROAD
(PART OF LOTS 18 & 19, CONCESSION 3)
APPLICATION FOR DRAFT PLAN OF SUBDIVISION

CONFORMANCE LETTER



CONFORMANCE LETTER

June 17, 2025

To: Carmine Caruso, Manager, Development
Planning & Development Department at Town of Caledon
Town Hall, 6311 Old Church Road, Caledon, Ontario

Town File Number: PRE 2024-0107

**RE: CONFORMANCE LETTER FOR THE HEALTHY DEVELOPMENT ASSESSMENT FOR
12101 CREDITVIEW ROAD (PART OF LOTS 18 & 19, CONCESSION 3)
APPLICATION FOR DRAFT PLAN OF SUBDIVISION**

Dear Mr. Caruso,

NAK Design Strategies Inc. has been retained by the Alloa Landowners Group to provide Urban Design, Landscape, and Architectural Consulting Services in support of the Draft Plan of Subdivision for 12101 Creditview Road (Part of Lots 18 & 19, Concession 3), within the Town of Caledon.

The subject lands, totaling approximately 60.10 ha (148.51 ac), form part of the broader Alloa Community and are included within the boundaries of the Alloa Secondary Plan Area. The proposed Draft Plan applies a range of land use designations consistent with the Secondary Plan, including Low and Medium Density Residential, Mixed Use, Institutional, Park, Open Space, and Environmental Policy Area.

The Draft Plan conforms with the Alloa Healthy Development Assessment (HDA), which supports the Town's vision for a compact, walkable, and transit-supportive community. The HDA, prepared in accordance with the Region of Peel's User Guide, guided the planning and design of a complete community that encourages active transportation and healthy living.

The proposed development at 12101 Creditview Road will deliver a range of land uses—including a school, park, mixed-use areas, NHS lands, and a stormwater management facility—aligned with the policies and structure set out in the Alloa Secondary Plan.

We trust this letter provides sufficient information in support of the Draft Plan submission. Should you have any questions, please do not hesitate to contact our office.

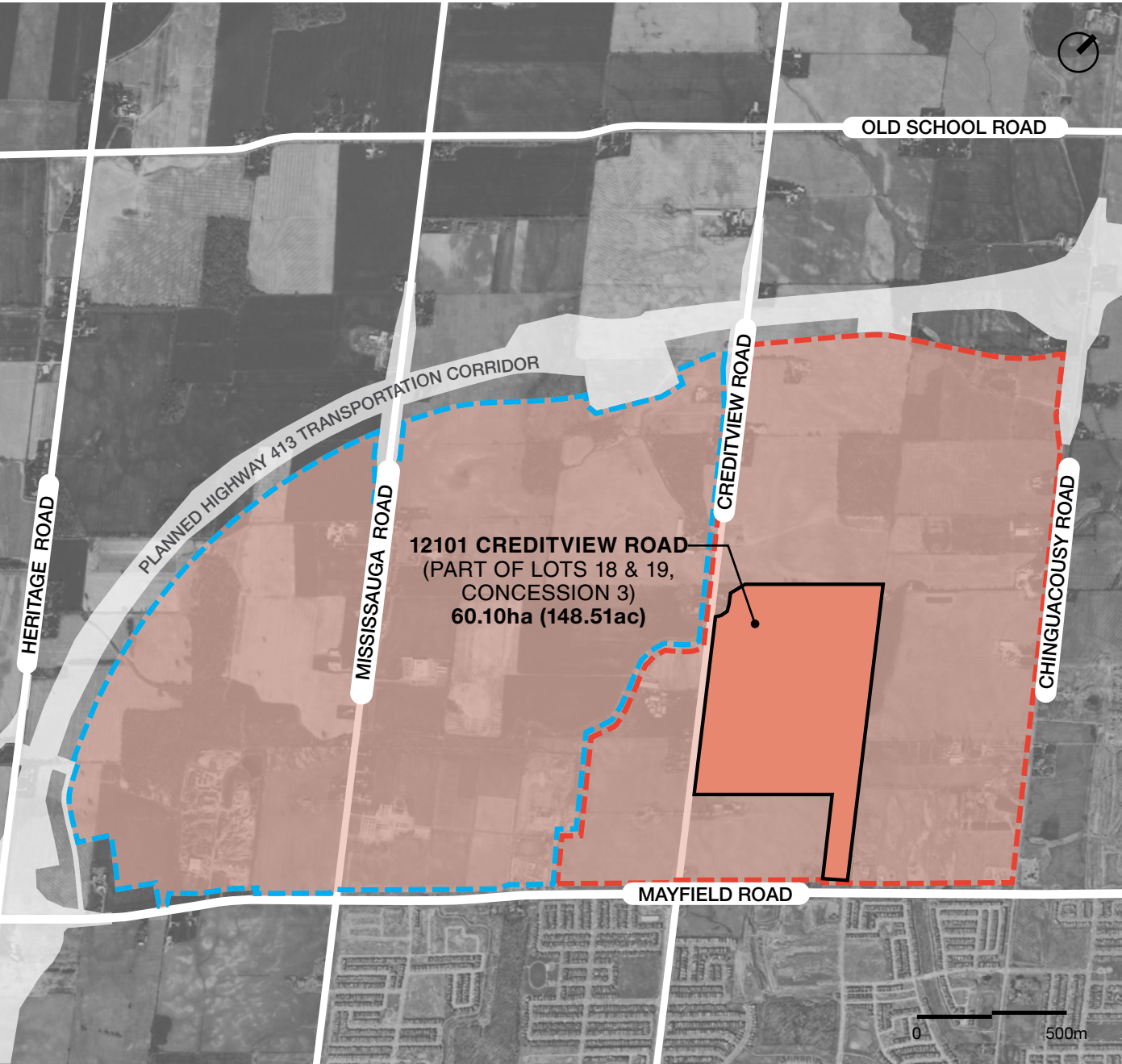
Sincerely,





Robin O'Connell
Associate - Urban Design & Planning

SITE CONTEXT

This Compliance Letter addresses the following property within the Alloo Secondary Plan Area. 2101 Creditview Road (Part of Lots 18 & 19, Concession 3) which is 60.10 ha (148.51 ac) in size and generally located in between Creditview Road and Speersville Drive, north of Mayfield Road. The property, as identified in Figure 1, will be collectively referred to in the letter as the “Subject Lands”.



LEGEND:

-  SUBJECT LANDS
-  ALLOO SECONDARY PLAN AREA



-  PHASE 1 BOUNDARY
-  PHASE 2 BOUNDARY

Figure 1: Site Boundary of the Subject Lands

